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SPECIALISTS IN PROPERTY



Long Close, Farnham Common, Buckinghamshire. SL2 3EJ.

£900,000 Freehold



A 2100 square ft five bedroom detached family home situated on a quiet and sought after cul-de-sac off Blackpond Lane in Farnham Common.

This property is in need of modernisation, therefore is perfect if you are looking for a property that you can make your own. There is also no upper chain involved.

Internally and on the ground floor is a 21'3 x 11'10 main reception room, a 11'11 x 11'9 reception two, a study, plus a double aspect kitchen and a ground floor bathroom.

Upstairs are five excellent sized bedrooms. Bedroom one measures some 19' x 16'1 and has a double aspect, bedroom two 21'6 x 8'9, bedroom three 12' x 9'2 while bedrooms four and five are also well proportioned. A family bathroom completes the accommodation.

Outside, there is a generous plot which lends itself to be extended (subject to the usual consents). The secluded rear garden is west facing.

The front garden provides ample off street parking in front of a 22' x 16' double garage.

#### THE AREA

Located right in the heart of the village - a short walk to both Burnham Beeches and The Broadway with its many shops and amenities. Locally you can find Costa





Coffee, Sainsbury, Tesco and an array of local shops and places to eat.

Cross rail will now be linked into nearby Burnham Station.

The property is located around 3 miles from Burnham Station and 3 miles from Slough Station. The motorway network of the M40, M25 and M4 are all also within easy reach. Farnham Common is well served by road and rail links with the larger neighbouring towns of both Gerrards Cross and Beaconsfield providing direct rail access into London Marylebone in around 20 minutes.

### SCHOOLS

Renowned for its excellent grammar schooling along with a range of state and independent schools including Caldicott in



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>	61	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

#### Important Notice

Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Hilton King & Locke Ltd in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Hilton King & Locke Ltd does not have any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

Photographs etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.



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# 19 Long Close

Approximate Gross Internal Area

Ground Floor = 98.3 sq m / 1,058 sq ft

First Floor = 96.8 sq m / 1,042 sq ft

Total = 195.1 sq m / 2,100 sq ft



**Ground Floor**

**First Floor**

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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